



County of Yellowstone Zoning Commission

AGENDA

Monday, November 8, 2004

4:00 p.m.

**510 North Broadway,
4th Floor Large Conference Room,
Pamly Library/City Offices**

PLEASE NOTE NEW MEETING LOCATION.

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak directly into the microphone, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

1. CALL TO ORDER

Introduction of Boardmembers and Staff.

2. ANNOUNCEMENTS

*offices will be closed on November 2, 2004 in observation of Elections Day,
November 11, 2004 in observation of Veteran's Day, and
November 25, 2004 in observation of Thanksgiving Day.
County Zoning Commission Meeting December 6, 2004.*

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

There are no minutes for approval.

5. PUBLIC HEARINGS:

Item #1 Zone Change #575 – From Ag-Open to R9600 on an unplatted portion of land in the NW1/4, SW1/4 of T 1N, R27E in Section 29 to be platted as Sierra Estates 3rd Filing. The purpose of the zoning request is to add another 40 acres to the developing Sierra Estates located south of Becraft Lane in Lockwood.

Item #2 Zone Change #576 – 3732 Hwy 312 from Residential Manufactured Home & R9600 to Community Commercial on Certificate of Survey 216, Certificate of Survey 371 and an unplatted portion of land in the SW1/4, SE1/4, NW1/4 of T1N, R26E in Section 11. The purpose of the request is to bring the commercial use into conformance.

6. OTHER BUSINESS

Review of County Zoning Commission bylaws.

7. ADJOURN

12 CRITERIA

All **Zone Changes** must be reviewed in accordance with the 12 criteria set out in MCA 76-2-204 and these criteria are listed below:

1. *Is the new zoning designed in accordance with the Growth Policy?*
2. *Is the new zoning designed to lessen congestion in the streets?*
3. *Will the new zoning secure safety from fire, panic and other dangers?*
4. *Will the new zoning promote health and general welfare?*
5. *Will the new zoning provide adequate light and air?*
6. *Will the new zoning prevent overcrowding of land?*
7. *Will the new zoning avoid undue concentration of population?*
8. *Will the new zoning facilitate the adequate provisions of transportation, water, sewerage, schools, parks, fire, police, and other public requirements?*
9. *Does the new zoning give reasonable consideration to the character of the district?*
10. *Does the new zoning give consideration to peculiar suitability of the property for particular uses?*
11. *Was the new zoning adopted with a view to conserving the value of buildings?*
12. *Will the new zoning encourage the most appropriate use of land throughout such county or municipal area?*